



# **Supplemental Packet**

**for:**

## **General Plan Amendment**

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## **DESCRIPTION OF ITEMS**

The items identified on the Planning Application form appear below, in alphabetical order, with a more detailed description. NOTE: Font size for all notes on 8 ½ " x 11" reductions must be at least 6 point. Drawings shall bear the mark of the registrant responsible for the documents. Drawings shall be un-bound and un-mounted. Please consult with the Planning Staff at 350-8331 if you have any questions.

**Building Elevations:** black and white: Elevations include black and white line drawings of all four sides of all building(s) proposed, showing the grade, major dimensions, exterior materials and architectural character.

**Building Elevations, colored:** Elevation drawings shall indicate shade and shadow, and landscaping within 25 foot of the building. Color elevations may be in the form of a 24" x 36" electronic media, black-line print colored with pencil, magic marker or similar media.

**Building Sections:** A blackline plan, drawn to scale and fully dimensioned showing the spaces, walls, floor, slab, roofs, partitions, doors and windows, building structural elements, vertical circulation, other major elements of building design, floor to floor dimensions, and mechanical equipment, in relationship to parapet.

**Floor Plans:** Schematic drawings of each floor of each building in a blackline format with all dimensions shown.

**General Plan Maps:** A black and white graphic illustrating the existing zoning and the existing and proposed land use and density designations for the subject property (identified) and surrounding properties.

**Graphics/Photographs:** A series of context graphics, plans or photographs that show the relationship of the subject site (identified) to surrounding properties.

**Landscape Plan:** A blackline plan showing the trees, ground covers and vines by size, quantity, names and general location, include a separate plant legend. Indicate conceptual locations of site lighting.

**Letter of Explanation:** A letter from the applicant to the appropriate Board/Commission explaining the project and its intent. The Letter of Explanation varies in content with each request (See specific requirements of letter within the attachments pertaining to your request). All letters must be signed by the applicant or representative.

**Material Sample Board:** 8.5" x 14" x 1" maximum dimension. Provide samples of exterior building materials and paint samples ("keyed" to the building elevations). Display samples on a foam core board / base. Include information about the project name, address, architect/designer, material, manufacturer, name of material, Light Reflectance Value (LRV) for paints.

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**DESCRIPTION OF ITEMS (continued)**

**Neighborhood Meeting Requirement:** Applicants are responsible for organizing a neighborhood meeting when the property is located within 300' of a residential use, for requests that include variances, development plans when a public hearing is required, planned area development overlays, zoning map amendments, and general plan map amendments. **NOTE: A neighborhood meeting is required prior to processing your request.** Review the requirements found in the Zoning and Development, Sec. 6-402. Evidence shall be provided to staff verifying that the neighborhood meeting requirements were met. This includes a copy of the dated letter sent, and visual evidence of the meeting sign with posting date.

**Ownership List/Mailing Labels:** Includes **typed or printed adhesive labels** containing names and mailing addresses of property owners within a radius of 300 feet from the subject boundaries; and the names and mailing addresses of all tenants within the boundary of the parcel(s); Names and mailing addresses of all registered Neighborhood Associations and Home Owner Associations within the vicinity (contact Planning Division for a listing 480-350-8331). Correct Zip Codes must be shown for each address. Also submit a copy of the Mailing Labels sheet(s) for the file record.

**Ownership Map:** A map drawn to scale, at least 8.5" x 11", showing all parcels in the vicinity adjacent to and surrounding the property, within a radius of 300' from the property boundaries.

NOTE: The Applicant must submit a signed Affidavit of Public Hearing Notification for Property Ownership List and Map (located in attachments) in addition to the Ownership Map.

**Preliminary Grading & Drainage:** A blackline plan, fully dimensioned showing the location of retention areas, slope and depth, cross sections, flow patterns, and top of curb.

**Project Submittal Form:** The required project and applicant information on this form must be completed, signed by the applicant, and submitted with all other required items listed on the Planning Application / Checklist.

**Property Owner Information / Authorization:** A letter verifying the current property owner(s) at the proposed location. If the Property Owner is not the applicant identified on the Project Submittal Form, the Property Owner(s) must include a statement authorizing the applicant to file the specific request. The letter should include:

Property Owner Information

- Name
- Address and/or parcel number of the proposed property
- Current mailing address including City, State, and Zip Code
- Phone
- Fax
- Email address

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**DESCRIPTION OF ITEMS (continued)**

**Sign Drawings:** Sign drawings with the following items must be submitted.

- Two copies (one in color)
- One 8 ½" x 11" matte finish PMT (or original laser print) with 6 point font. NOTE: All documents shall have black continuous lines on a white background which provide a crisp clean image when copied.
- Drawings must be to scale and indicate the following for each sign proposed:
  - Exact lettering styles to be used
  - All sign copy
  - True sign colors
  - Method of illumination
  - Number of sign faces
  - How sign will be mounted
  - Height of sign
  - Dimensions of sign
  - Sign area
  - Sign materials
  - Accurate building elevation showing where sign(s) will be located on the building.

**Site Plan:** A blackline plan with site data (see Site Data Required on Page 5), showing the proposed configuration for buildings, parking, walkways and landscaped areas on the property. Other site plan information may be required for the following application types:

- **Planned Area Development Overlay:** The site plan requires a comparison chart of the modified standards from the previous standards. Larger PAD sites may require additional sheets in order to provide all information in a legible format for final reductions (8½" x 14" photo reduced positive). In addition, a PAD cover sheet with specific details of the site (see example) is required and placed before the site plan drawings.
- **Signs:** If applying for a sign variance or sign Development Plan Review, the site plan must also show where the sign(s) are located on the property.
- **Use Permit:** 24" x 36" site plans are not required when submitting for a Use Permit. However, the 24" x 36" site plan may be required subject to staff's review of the remaining required items. If required, staff will contact the applicant requesting this item.

**Subdivision/Condo Plat:** A blackline plan in engineered format, showing all property lines to be created. Refer to Tempe Subdivision Ordinance 99.21 for details & contact Engineering Department, Land Services Division at 350-8200.

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**SITE DATA REQUIRED**

- A. Submitted by (name, address, phone).
- B. Project Name.
- C. Site Address.
- D. Scale, North arrow. (up or right)
- E. Location Map, oriented the same direction. (north up or right)
- F. Property lines/lease lines/phase lines.
  - 1. Fully dimensioned
  - 2. Street R.O.W./alleys/easements
  - 3. Setbacks
- G. Legal Description.
- H. General Plan Projected Land Use and Projected Density.
- I. Zoning (existing and proposed).
- J. Parcel Size (net & gross)
- K. Building area, % of lot coverage, height of bldg., number of stories.
- L. Type of construction per Building Code.
- M. Whether proposed building will be equipped with an automatic fire extinguishing system.
- N. Proposed uses.
- O. Number and type of residential units, if applicable.
- P. Density, if applicable.
- Q. Parking required and provided, (tabulate per use/area excluding thickness of exterior walls)
- R. Landscaping on-site, required and provided by % of site. (also indicate landscaping proposed in right-of-way)
- S. List all use permits, variances requested, or for PAD Overlay Districts, provide a comparison chart of the proposed development standards with the code standards. (see "Letter of Explanation")
- T. Closest fire hydrant.
- U. All existing and proposed refuse enclosures.
- V. All streets, medians and driveways (both sides of street) within 125' of property.

## **PROCEDURE AFTER SUBMITTAL**

**Preliminary Discussion:** Preliminary Site Plan Review is intended to acquaint the prospective applicant with the requirements of the Zoning and Development Code ("ZDC"), General Plan, and other relevant city policies and regulations. Applications may be requested by the applicant for any matter, but the Preliminary Site Plan Review is required for annexations, general plan amendments, PAD overlays, zoning map changes, and subdivisions prior to formal application. .

**Scheduling on Agenda:** Applications will be scheduled for a regular meeting with the appropriate decision-making body only when all required materials have been received.

**Staff Report:** A staff report on each project will be available on **the Friday** preceding the regular meeting. This will be mailed, along with a copy of the Agenda, to both the "owner" and "applicant" as listed on the Project Submittal Form and Property Owner Information/Authorization letter, unless staff is requested to hold for pickup in person.

**Officer/Board/Commission Meeting:** All meetings are held at the Tempe Municipal Building in the City Council Chambers at 31 E. Fifth Street, unless otherwise noted. The Officer / Board / Commission may approve, deny or continue any case with modifications, according to the procedures set forth in the Zoning and Development Code. Check the Submittal Deadlines and Hearing Dates schedule for dates and time of meetings. **The applicant MUST attend or be represented in person, even if the request is proposed for the consent agenda by both staff and decision-making body.**

**Action Letter:** A letter describing the decision-making bodies action will be sent to both "owner" and "applicant" after the meeting.

**Appeal:** If the decision-making body denies the request, the applicant may file a formal appeal or that action is final. To do so, a written appeal should be submitted to the Development Services Department or City Clerk by 5:00 pm, with a copy and appropriate fee made payable to the "City of Tempe", within fourteen (14) calendar days of the action.

**City Council Hearing(s):** If your request includes a General Plan Amendment, Zoning Map Amendment, Planned Area Development Overlay, or Historic Overlay District, your request will be forwarded to City Council. Most cases will hold an "introduction and first hearing" at Council. This is a legal formality which sets the 2<sup>nd</sup> Public Hearing (action) date at least 2 weeks later. (The applicant need not attend the introduction, but will receive a staff report in the mail.) Some cases will not require a public hearing (only a hearing), and thus do not need introduction. **The applicant MUST attend the (public) hearing or be represented in person, even if the request is proposed for the consent agenda by both staff and Council.**

Note: Public information sheets on various special aspects of the above process, in addition to copies of the Zoning and Development Code and Subdivision Ordinances and the Tempe General Plan are available at the Development Services Department.

## **NEIGHBORHOOD MEETING REQUIREMENTS**

**Purpose:** The purpose of the neighborhood meeting is to provide a means for the applicant, surrounding residential neighbors, and registered neighborhood and homeowner's association representatives to review a preliminary *development* proposal and solicit input and exchange information about the proposed *development*. This preliminary meeting is intended to result in an application that is responsive to neighborhood concerns and to expedite and lessen the expense of the review process by avoiding needless delays, appeals, remands or denials. The applicant is responsible for all costs associated with the neighborhood meeting.

**Applicability:** A neighborhood meeting is required for the following types of applications when located within three hundred (300) feet of a residential use:

1. Variances;
2. Development plans, when a public hearing is required;
3. Planned Area Development Overlay Districts;
4. Major modification to an approved plan or condition of approval (when original approval made at a public hearing);
5. Zoning map amendments; and
6. General Plan map amendments.

**Meeting Schedule:** The applicant is required to hold one (1) meeting, prior to the first public hearing on an application for a specific site, but may hold more if desired. The required meeting shall be held at least fifteen (15) calendar days before the first public hearing on the application.

**Meeting Location:** Neighborhood meetings shall be held at a location near the proposed *development* site. The meeting shall be held on a weekday evening, or weekends at any reasonable time and in a publicly *accessible* location.

**Notification Requirements:** Notice of the meeting shall be provided by the applicant as follows:

1. The development site shall be posted with public notice about the meeting not less than fourteen (14) calendar days prior to the date of neighborhood meeting, a notice of the date, time and place and a summary of the request. Such notice shall be clearly legible and wherever possible, placed adjacent to the right-of-way of a *public street* or road. It shall be the responsibility of the applicant to use reasonable efforts to maintain the notice once it has been placed on the subject property. The Development Services Department will supply the *sign(s)* that shall be no smaller than six (6) square feet at a cost to the applicant. It is the responsibility of the applicant to post the notice affiliated with items identified in Section 6-402(B)(4-6), with a *sign* having a minimum *sign* area of sixteen (16) square feet;

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**NEIGHBORHOOD MEETING REQUIREMENTS (continued)**

2. Mailing a notice not less than fourteen (14) calendar days prior to the date of the neighborhood meeting to:
  - a. All property owners of record within three hundred (300) feet of the subject property which are included on the mailing list submitted by the applicant;
  - b. The chairperson of the registered neighborhood association(s) and home owners association(s) within six hundred (600) feet of the subject property; and
  - c. All tenants, within the boundary of the subject property(ies), for projects with commercial, industrial or *mixed-use* zoning districts.

**Meeting Summary:** The applicant shall submit to the Development Services Department no later than seven (7) calendar days before the first public hearing on the matter a written summary of the issues and discussions from the meeting and the meeting notes.



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## LETTER OF EXPLANATION

### GENERAL PLAN AMENDMENT

The letter must include a written analysis of the quantitative impacts of the proposed amendment, compared to the current General Plan Elements designation (see list below). The letter must include:

- a. Written justification for the amendment, including public benefit;
- b. Identify the impacts on applicable objectives of the General Plan;
- c. Explain how potentially negative influences are to be mitigated;
- d. Explain how the proposed amendment supports the Land Use Principles in the Land Use Element of the General Plan;
- e. Explain how the proposed amendment meets the goals and objectives of the following General Plan Elements:
  - Land Use
  - Accessibility
  - Community Design
  - Historic Preservation
  - Housing
  - Neighborhoods
  - Redevelopment
  - Economic Development
  - Cost of Development
  - Environment (Air, Noise, Ambient Temperature, Energy)
  - Land (Remediation, Habitat, Solid Waste)
  - Water (Water, Wastewater, Stormwater)
  - Bikeways
  - Transit
  - Travelways
  - Motorists
  - Parking & Access Management
  - Aviation
  - Open Space
  - Recreational Amenities
  - Public Art & Cultural Amenities
  - Public Buildings and Services
  - Public Safety
  - Pedestrian Network
  - Is the proposed projection within one of the identified Growth Areas? If yes, explain how it fulfills the goals and objectives of this element

If amending the General Plan Text, provide a copy of the current and proposed text.

**AFFIDAVIT OF PUBLIC  
HEARING NOTIFICATION FOR  
PROPERTY OWNERSHIP LIST  
AND MAP**

Development Services Department  
Development Division/Planning  
31 East Fifth Street  
Tempe, AZ 85281  
480-350-8331 FAX 480-350-8872  
www.tempe.gov



For all applications requiring a public hearing, it is the responsibility of the applicant to provide all current and complete property ownership and tenant information for all parcels, including the 300 feet radius public notification map, lists, and mailing labels, as part of a complete submittal package. For compliance, please refer to Section 6-404 of Tempe Zoning and Development Code. A reference for potential sources of property ownership information is included on the reverse side of this affidavit. Additionally, for timely processing of the application, further mailing requirements are explained on the reverse side of this affidavit. Current tenant information for all parcels may be obtained from the current property owner or their designee.

**NOTE:** The applicant (or its representative) should be aware that it is the applicant's responsibility to provide accurate and complete ownership and tenant information for the notification process and any incorrect or incomplete information could cause delay in the proper processing of the application.

**Zoning and Development Code, Part 6, Chapter 4, Section 6-404, C (4), in part states:**

The Development Services Department or the City Clerk shall issue public notices for all types of hearings under this Code as follows:

4. Mailing a hearing notice not less than fifteen (15) calendar days prior to the date of the initial hearing to:
  - a. The applicant or representative and owners of the subject property;
  - b. All property owners of record within three hundred (300) feet of the subject property which are included on the mailing list submitted by the applicant;
  - c. The chairperson of the registered neighborhood association(s) and home owners association(s) within the vicinity of the project;
  - d. All tenants, within the boundary of the subject property(ies), for projects with commercial, industrial or *mixed-use* zoning districts; and
  - e. Mailing of hearing notices does not apply to Zoning and Development Code text amendments and Administrative appeals.
5. If notification is required for a public hearing with City Council, the City Clerk shall submit for publication in the official newspaper the request, at least once, fifteen (15) days prior to the meeting. If a Tempe City Code amendment is involved, the City Clerk shall comply with the requirements of the City Charter.

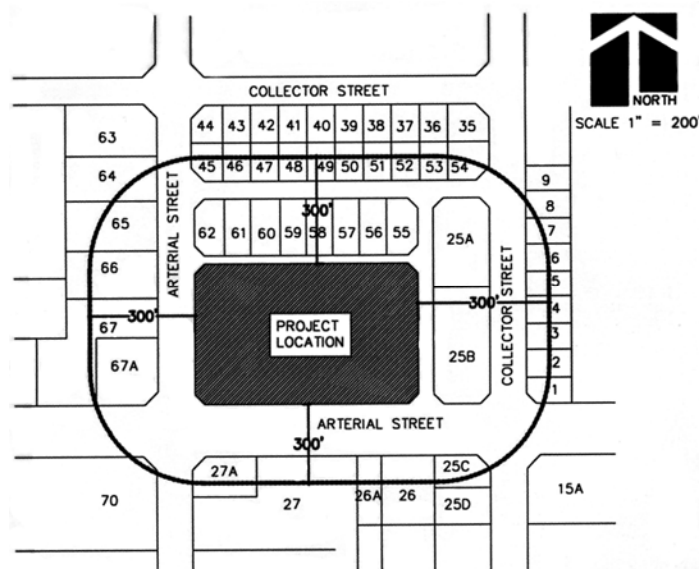
I have read and understand the foregoing information and requirements, particularly Section 6-404, Tempe Zoning and Development Code, and assume all liability and responsibility of the applicant for compliance with these requirements. The applicant hereby agrees to indemnify, defend and hold harmless the City of Tempe, its officers, agents and employees from any claims, demands, damages, fines, all costs, all fees and all expenses incurred in connection therewith, arising directly or indirectly out of the information provided for the vicinity ownership map, ownership/tenant list and any other information provided for compliance with Section 6-404, Tempe Zoning and Development Code.

**NAME:** \_\_\_\_\_  
(PRINT NAME OF APPLICANT OR AUTHORIZED AGENT)

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_  
(APPLICANT OR AUTHORIZED AGENT)

# INSTRUCTIONS FOR OWNERSHIP AND TENANT MAP, LISTS, LABELS

## Ownership Map



## Ownership and Tenant List/Mailing Labels

1. Using only black ink, print clearly or type owner's name and address, including zip code on white mailing labels.
2. Labels should be printed in all CAPS. No punctuation marks.
3. 5-digit ZIP code required, 9-digit ZIP code optional.
4. Street and State designation abbreviations acceptable.
5. Use only black ink.
6. Center address within the label.
7. See example below, to create labels with adhesive back.
8. Ownership list may be obtained through a Title Company or Maricopa County Recorder.  
Tenant information for all parcels should be obtained from the current property owner or their designee.

JONATHAN & MARSHA DOWNEY  
1116 SOUTH MCCLINTOCK DRIVE  
TEMPE AZ 85281

## REFERENCE FOR POTENTIAL SOURCES TO OBTAIN OWNERSHIP MAILING LABELS

Capital Title Agency  
Builder's Services  
4677 S. Lakeshore Dr. Ste C-9  
Tempe, AZ 85282  
(Residential only)

Arizona Title Agency  
Customer Service Department  
Rudy Trujillo (Mgr)  
John Miller jmillier@azta.com  
Maricopa County Assessor's Office

480-756-1000

602-265-0872

602-506-3535

301 W. Jefferson St  
Phoenix, AZ

**Web Address:** [www.maricopa.gov/assessor](http://www.maricopa.gov/assessor)  
**Instructions:** GIS maps  
Interactive maps  
Parcel number of target address  
Parcel buffer (# of feet for radius)  
Print list of owners  
Link to mailing labels for print-out

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## **COMMUNITY PLAN / SPECIFIC PLAN**

For Community Plans and Specific Plans, a complete application includes all required items for a General Plan Amendment plus the following:

- Documentation of public planning process (minutes from meetings, sign in sheets, mailings, etc.)
- The plan document, organized in the format of the General Plan, consisting of maps, sketches, diagrams, and text indicating the magnitude, intensity, and location of all proposed land uses, and all required development standards
- Purpose statement: relationship to the General Plan, and all other relevant adopted City development policies. (*see General Plan Appendix for Sources Cited*)
- The general area description, legal description and acreage of the plan.
- Definitions for special terms used in the plan.
- Acreage and/or square footage of the land uses contained in the area.
- Performance and/or development regulations, criteria or guidelines which may include densities, heights, floor area and ratios, setbacks, building bulk, lot coverage, parking, open space, landscaping, signage and other site amenities.
- Conceptual or illustrative plans and/or diagrams.
- Implementation plan including a public and private improvement phasing schedule.